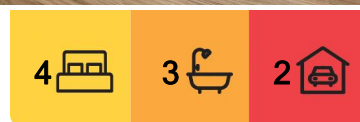


Strathnairn, 6 Stockdill Drive

SOPHISTICATED DESIGN & MODERN CONVENIENCE

Boasting exceptional design and appeal, this outstanding modern home showcases quality and meticulous attention to detail, both inside and out. A luxurious sense of space is created from the moment you enter the residence, exhibited by high ceilings and extensive glass throughout. The clever single level design embraces practicality for the growing family, which is highlighted by the space on offer - three separate living areas, two ensuites and incredible storage.

Stepping inside, the size of the home is immediately apparent, bright timber look flooring stretching throughout. At the front of the home is an expansive formal living area, with convenient rumpus room/media room adjacent, large sliding doors giving privacy when desired. The designer kitchen is equipped with refined joinery, quality appliances, expansive stone benchtops and island, walk-in pantry and custom tiled splash back. A large family and dining room extends from the kitchen, large glass sliding doors filling the space with light and offering easy flow to the alfresco entertaining.



For Sale
\$1,149,000 +

View
ljhooker.com.au/HMH5W

Contact
Jane Macken
0408 662 119
jane.macken@ljhwodenweston.com.au

Emma Irwin
0422415008
emma.irwin@ljhwodenweston.com.au

EER ★★★★★★

LJ Hooker Woden | Weston
(02) 6288 8888



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Accommodation is provided by four large bedrooms - with the option of two master suites. Both master bedrooms feature a quality ensuite, with floor to ceiling tiles and designer fixtures, one room also offering a deluxe walk-in robe, positioned perfectly at the front of the home. The additional two bedrooms feature built in robes and are serviced by the master bathroom with both bath and shower and the same deluxe inclusions.

Outdoors, you will be delighted by the covered alfresco area and low maintenance gardens. The home has been carefully placed on the block to ensure there is plenty of room for the children and pets to enjoy. Additional features of the home include a large separate laundry with storage and outdoor access, ducted heating and cooling, extensive storage plus water tank.

Currently leased until April 2025, investors can enjoy a secure and easy care investment, or buyers seeking their already built dream home can enjoy the benefits of the returns before you move in.

- Architecturally designed family home
- Luxurious kitchen with stone benchtops, feature tiled splash back, gas cooking, canopy rangehood, dishwasher & butler's pantry
- Covered private alfresco entertaining area
- Formal living to the front of the residence
- Media/rumpus room
- Spacious dining/family area from kitchen
- Four generously proportioned bedrooms with built in robes
- Master bedroom with large walk-in robe and ensuite
- Guest/second bedroom with ensuite
- Additional bathroom with bath, feature tiling, custom vanities and designer fixtures to bathrooms
- Ducted heating and cooling
- Sizeable laundry with ample storage and side access
- Landscaped gardens
- LED lighting
- Water tank

Block size: 450 m² (approx.)

Living size: 210m² living & 47m² garage (approx.)

UV: \$484,000 (2023)

Rates: \$3,160 p.a (approx.

Land Tax: \$5,813 p.a (approx.)

Construction: 2022

EER: 6 stars



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More About this Property

Property ID	HMH5W
Property Type	House
House Size	257 m2
Land Area	450 m2
EER	6
Including	Ducted Cooling Ducted Heating Built-in-Robes Fully Fenced Remote Garage Water Tank

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

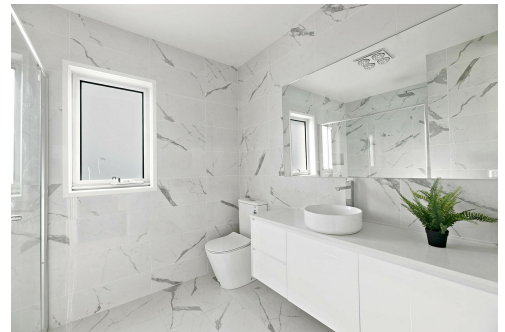
Emma Irwin 0422415008

Sales Consultant to Jane Macken | emma.irwin@ljhwodenweston.com.au

LJ Hooker Woden | Weston (02) 6288 8888

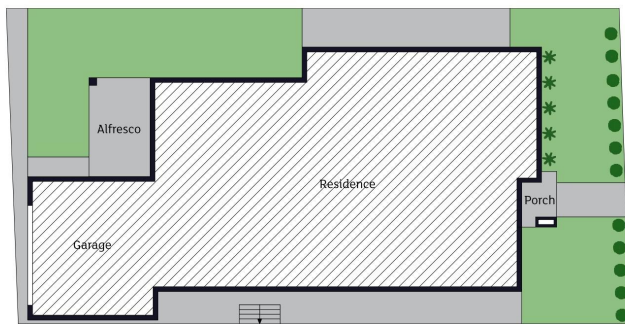
23 Brierly Street, WESTON CREEK ACT 2611

westoncreek.ljhooker.com.au | reception@ljhwodenweston.com.au



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Site Plan

